TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MXXXXXXX BALLIORF GAS AND ELECTRIC/legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant

to the Sour followed Paltings of County of Cou

and 27 for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

l/Shown B. Howard Contract on the Bear 210 Allegheny Avenue P. O. Box 5517 Towson, Maryland 21204 Phone: 823-4111 Martha a Leven

Balto., Md. 21203 Phone: 234-5697

ORDERED By The Zoning Commissioner of Baltimore County, this\_\_\_\_day

197 9, that the subject matter of this petition be advertised, as equired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

> .... All the boys of the work work Zoning Commissioner of Baltimore County.

John B. Howard, Esquire 210 Allegheny Avenue P. O. Box 5517 Towson, Maryland 21204 cc: Ms. Martha A. Delea Attorney at Law Gas and Electric Building P. O. Box 1475 Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Consideration and the second of the second s

County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 17th day of May 1979

S. ERIC DI NENNA Zoning Commissioner

Vice President
Address Gas & Electric Bldg., P.O.Box 1475

Baltimore, Maryland 21203

Protestant's Attorney

Petitioner Baltimore Gas and Electric Company Petitioner's Attorney Howard, Esq. Reviewed by Little Blommenter

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

IDCA NO. 79-6 x IDCA APPLICATION FOR

SPECIAL EXCEPTION AND OR SPECIAL PERMITECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY COUNTY, THE PROPERTY CUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES, ONG & ZONING SOO FE SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR ALSMEIGHT & ZONING ACCOMPANIES IN A \_\_\_\_\_ ZONE TO USE THE HEREIN DESCRIBED PROPERTY PLA

w wireless transatting and receiving structure. THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 97.00 scree DEED REF. DIR. 3. 944 Polio 44, FIR. 2. 531 % OF O'SERALL SITE WILL REQUIRE GRADING.

Bot Applicable GROUND FLOOR \_\_\_\_\_ X \_\_\_\_ AREA \_\_\_\_\_

NUMBER OF FLOORS \_\_\_\_\_\_ TOTAL HEIGHT\_\_\_\_ FLOOR AREA RATIO = TOTAL FLOOR AREA DIVID'D BY SITE AREA = \_\_\_\_\_ BUILDING USE MOR Applicable

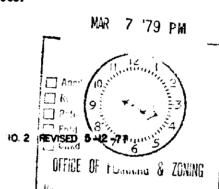
GROUP:D 1.00R ---- OTHER FLOORS -----REQUIRED NUMBER OF PARKING SPACES | INC. Application GROUND FLOOR \_\_\_\_ TOTAL \_\_\_\_\_

PAVING Fot Applicable ( PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360 ) UTILITIES Not Applicable

MATERIA CAS AND BLUTTER COLUMN Oue and Electric Dailding P.C. Ros 1475, Ralto., Ni. 21273

APPLICANT, LESSEE OR CONTRACT PURCHASER
VIOS PROSIDENT LEGAL OWNER Gas and Electric Middle, P.O. Dox 1975 ADDRESS DELTIEST, TACTION 1223

DOES / DOES-HOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BELTIMORE COUNTY CODE



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 22, 1979

RE: Item No. 187

Petitioner - Baltimore Gas

and Electric Company

Special Exception Petition

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

John B. Howard, Esquire 210 Allegheny Avenue P. O. Box 5517

Nicholas B. Commodari Towson, Maryland 21204 Chairman MEMBERS

Department of Dear Mr. Howard:

Sureau of Health Department Project Planning Building Department Board of Education ¿Zoning Administration Industrial

State Roads Commission

Bureau of

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are nade aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition is part of the existing Baltimore Gas and Electric service facility located at the southwest corner of Windsor Mill and Lord Baltimore Roads in the 2nd Election District. Because of your client's proposal to construct a wireless transmitting and receiving structure on the roof of a proposed energy control center building, this Special Exception is required.

In response to the comments of the Office of Current Planning and the Department of Traffic Engineering, on June 15th I personally met with Mr. Filling and Mrs. Telea of the Baltimore Gas and Electric and Mr. John Wimbley of the Office of Current Planning to discuss said comments. At that time, site plans, indicating landscaping and a workable parking arrangement, were presented, and it was decided that site plans would be brought to the scheduled hearing. In addition, it was verbally indicated that the proposed center would be open continuously and contain approximatel; 250 employees. There was some discussion as to whether the parking required should be based on one (1) space for every three hundred (300) square feet of building area or one (1) space for every three (3) employees on the largest shift. It is my opinion that the latter requirement would be more practical. However, said matter should be addressed at the scheduled hearing.

Item No. 187

June 22, 1979

Page 2

RE: PETITION FOR SPECIAL EXCEPTION

and Lord Baltimore Rd., 2nd District

SW corner V'indsor Mill Rd.

BALTIMORE GAS & ELECTRIC

Peter Max Zimmerman

Deputy People's Counsel

COMPANY, Petitioner

Mr. Commissioner:

: BEFORE THE ZONING COMMISSIONER

Online Te Deseron II

People's Counsel for Baltimore County

John W. Hessian, III

County Office Building

Towson, Maryland 21204

: Case No. 80-3-X

:::::::

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

I HEREBY CERTIFY that on this 28th day of June, 1979, a copy of the aforegoing

Order was mailed to John B. Howard, Esquire, 210 Allegheny Averue, P. O. Box 5517,

Towson, Maryland 21204 and Martha A. Delea, Attorney, Gas & Electric Building,

P. O. Box 1475, Baltimore, Maryland 21203, Attorneys for Petitioner.

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore.

and of the passage of any preliminary or final Order in connection therewith.

OF BALTIMORE COUNTY

In any event, if the petition is granted and at the time of appli-

cation for the necessary building permits, an overall site plan must be submitted with all requirements; i.e., landscaping, parking calculations,

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> Very truly yours, Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Ms. Martha A. Delea Attorney at Law Gas and Electric Building P. O. Box 1475 Baltimore, Maryland 21203 BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

battimore county department of public works TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.

March 28, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #187 (1978-1979) Property Owner: Baltimore Gas & Electric Co. S/W cor. Windsor Mill Rd. & Lord Baltimore Dr. Existing Zoning: M.L. Proposed Zoning: Special Exception for a wireless transmitting and receiving structure. Acres: 57.08 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #27301, executed in conjunction with the development of "Section Two - Security Industrial Park" by Maryland Properties, Inc.; of which, this site comprises Parcel "A" of Plat 3, Section two Security Industrial Park, Recorded E.H.K., Jr. 37, Folio 11; and Parcel "A" and Part of Parcel "A" Plat 3 Section 2 Plat 37-11, shown on "Amended Plat of Plat Showing Land Owned by Maryland Properties, Incorporated, 'Security Industrial Park' ", recorded E.H.K., Jr.39, Folio 35.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #187 (1978-1979).

END: FAM: FWR:ss

cc: J. Wimbley R. Morton P. Koch

L-NE Key Sheet 14 & 15 NW 26 & 27 Pos. Shrets NW 4 G Topo 87 Tax M סי

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·(Check one) (	State length		A. A STUDY OF THIS PROPOSAL HAS DIS- CLOSED THAT THE PROPOSED STRUCTURE:
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site to nearest airport(s). If more space is required, continu	ic on a separate shee	map or scaled t of paper and a	drawing showing the relationship by construction itach to this notice.)
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MARYLAND PROPERTIES, INC. on land owned by the Developer. 2. Type of Proposed Development: (Check) ( ) Cottage ( ) Semi-Detached ( ) Group Apartment (X) Industrial Park List Name of Roads or Streets: LORD BALTIMORE RT Windsor Mill Road South Property Line 3,200 l.f. ± RUTHERFORD COUR! Cul-de-sac R/W line North Outline of Section One AMBASSADOR COURT Lord Baltimore Road North Outline of Section One New Windsor Boulevard From 300' W. of Baltimore Beltway Rolling Road 3900 1. f. ± GOVERNORS ROAD From North outline of Section One New Windsor Boulevard 400 l.f. + NEW AMBASSADOR ROAD Rolling Road Lord Baltimore Road 1850 l.f. ± Eight Copies To Be Prepared And Forwarded To Department of Public Works,

Land Development Parm DFT? 1 x Cavelopex Revised \$1549 Revised \$140 Estimed 1-16-61 A Application No. DPW\_27301 PUBLIC WORKS AGREEMENT BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND DEVELOPMENT Application for Plat Approval: hereinafter referred to as " . Developer", respectfully request Baltimore County, Maryland, hereinafter referred to as "County", through its Department of Public Works, to approve a plat for development or improvement of the ( ) prop-Section Two - SECURITY INDUSTRIAL PARK Dist. 2-C2

TO ACCOMPANY PUBLIC WORKS CREEMENT ROLLING XOAD To North Property Line From South Property Line Length 1800 1. f. -WINDSOR MILL ROAD From New Windsor Boulevard To West Property Line Length 3700 1. f. +

Whereas, the Developer as a condition precedent to the approval of said plat, covenants and agrees with Baltimore County to provide water p.pea, samilary sewers, storm drains, streets, and other public facilities, in the manner hereinafter a

The Developer respectfully requests the County to construct or equipment to be constructed within the ( ) property, ( X) the following public facilities and subdivision improvements deemed by the County to be necessary and appropriate in the public interest, namely: (Check) (X) water mains, (X) water services, (X) sanitary sewer mains, (X) sanitary sewer connections, (X) storm drains, (X) streets or roads, () bridges, () sewage pumying station, () fow age treatment plants ( ) ? inht-of-way widening and grading.
All in accordance with County Standards of design and construction, and County regulations set forth in Policy Manus

The Developer agrees to complete the grading of the roads or streets to the established subgrade for the full width of the Right of Way prior to the not fying of the contractors by the County to proceed with the improvements; this grading to include slope easements and to be done at the Developer's entire cost and expense. Before installation of the Developer also agrees to regrade existing roads and streets to meet the official street grades established by the County, to grade widening strips on existing roads within or adjacent to the development, and all allers and rights of way in which any utilities are to be located to final grade and in the event that this grading involves the placing of fill, the fill shall be free of all trash and shall be thoroughly compacted. The Right of Way for util ties shall be cleared of trees, brush and debris by the Developer. The Developer agrees to notify the Department of Public Works when the grading has been completed, and this grading must be approved by the Department of Public Works before any contract is awarded.

The Developer further agrees to cut back the ground and/or trees in conjunction with grading of the right of way to the extent deemed necessary by the Director of Public Works to provide adequate sight distance at intersections of streets at which a traffic hazard may be indicated because of limited visibility.

Subgrade of Streets: The Developer further agrees to construct such subgrade reinforcement or additional drainage structures that may be necessary due to soft spots or areas which develop during or after the construction of utilities and which require sub-

notice by the Director of Public Works, the Director of Public Works is kerewith authorized to order such work done by the Road Contractor as a part of the greet construction with payment being made by the Reveloper on completion The Developer farther agrees to construct sidewalks on all streets where curbs and gutters are required, and things where they are required in accordance with approved plans and specifications. This work shall be done at the Irayel-oper's entire expense under County inspection.

No work on road contracts will be permitted between December 15th and March 15th unless the Developer accepts full responsibility for the work. In the event that the Developer wishes to proceed with paving during this period, the Developer agrees to deposit with the County an amount deemed sufficient by the Department of Public Works to cover Pitter to paving of streets, flood control strips and easements will be cleared, properly graded and stabilized

Where retaining walls are required by the Department of Public Works along streets, alleys or rights of way, plans and specifications for construction and grading must be approved by the Department of Public Works. No cindur block or concrete block retaining walls will be permitted. The cost shall be borne by the Developer. The Developer further agrees to grade the land in such a way that it will prevent pocketing of storm water and will prevent storm water from concentrating on or causing a nuisance to other properties. Building elevations will be set above 50 year flood level or hurricane tide elevation and with proper regards for Drainage, Sewer and Street grade requirements. The 50 year flood plain or hurricane tide elevation, if any, shall be platted and subject to approval by the Director of Public Works before any Building Permits will be issued within the development.

if spr ngs exist where ground water reaches the surface of the ground in this subdivision, the Developer agrees to direct the water from such springs through approved piping to the storm drainage system at the Developer's entire cost.

by the Developer to the County. Storm drainage will then be installed by the County in an amount not to excert two thirds of the total paving cost. This drainage shall include all pipes up to and including 24" in diameter: and up to and including 48" if pipes over 24" are deemed necessary by the County. The lump sum charge shall not be applicable for subdivisions qualifying as R-40 or larger residential zones, or for R. A. Commercial and industrial; such subdivisions will require payment by the Developer to the County of the actual cost of storm drainage carried to an acceptable outlet. For further details of Storm Drainage Policy refer to Policy Manual.

fee to the County, without charge, any land lying within the flood plain area or hurricane 1 de elevation upon request. All

furnish plans and to contribute one-half of the cost of the pipe, bridge or culvert. Street-crossing pipes 48" in diameter and under will be considered a part of the street paving system. If the bridge width required by the County is greater than that needed to serve the development as determined by County Policy, the additional width will be paid for by the County. This paragraph refers to bridge or culvert structures only and not to the approaches. Approaches to the bridge are 664-

Paving Costs:

The Deve oper shall assume the full costs of street paving, curbs and gutters in this development for the standard pavement width for this type of Development, and the cost of one-half of a standard street section on all existing reals abutting the property. The County will assume the cost of any additional pavement width required by the Department of Public Works which is deemed necessary for facilitating traffic movement.

20. Where roads or streets abut flood control strips or other areas set aside by the Developer without charge to the County for recreation and park purposes, the Developer shall pay for curbs and gutters on his side of the street only and for a pavement width of 24 feet from the face of the curb. Curbs and gutters on the opposite side of the street and any extra width of street pavement shall be paid for by the County.

Responsibility For Water And Sewer Installations:
The Developer durther agrees to be responsible for the protection of meter vaults and piping and to keep the vaults at the grade set by the Department of Public Works. The Developer also agrees to be responsible for the protection of manholes, inlets, etc. If any vaults are knowled out of place, the Developer will pay to reset them. If any piping, manholes, iniets, etc. are damaged, the Developer will pay for replacing same.

22. Sanitary sewer house connections and water services will be installed by the Utility Contractor. Sanitary sewer house connections will be installed to the property line. Where the sidewalk is adjacent to the property line, water meters will be placed between the curb and sidewalk. Where the sidewalk is adjacent to the curb, the water meter will be placed between the property line and the sidewalk.

22. This development lies in Water Area No. \_\_\_\_\_ and/or Sewer Area No. \_\_\_\_ The Developer agrees to pay the applicable water and sewer Area Connection Charges per housing unit or equivalent housing units in the develop-

24. If for any reason revisions to this work are required after bids are received or construction started, such revisions to plans will be made by the Developer's Engineer; and if the contractor is required to suspend operations due to these revisions, the Developer will be financially responsible for time lost by the contractor.

Financial Arrangements:
After bids for the utilities have been received and accepted as satisfactory by the County and the undersigned, the Developer will deposit with the County, in cash, or certified check, an amount equal to the aggregate cost of the proposed work plus overhead charges as established by the Office of Finance at the time of awarding of contract. 26. The amount of this deposit will be based on the following formula:

'A) Estimated principal deficit for water main extensions (if any).

B) Estimated principal deficit for sanitary sewers (if any). (C) Cost of water services.
(D) Cost of samitary server house connections. (D) Cost of sanitary sever house connections.

(E) Estimated cost of curbs and gutters and street paving. This estimate shall include a contingent item of 10%.

(F) Assessment or cost of storm drainage as determined by the above Paragraph 16.

(G) Water and/or street Area Connection Charges, if any,

If UNFORSEEN CONSTRUCTION CONDITIONS arise during the period of construction which result in added costs, the Developer agrees to pay such added cost when notified by the Director of Public Works.

The County, at the Developer's written request, will include a penalty-bonus clause in the contracts for the construction of improvements listed in Item 5. If such clause is included, the Developer agrees to pay the Developer the collected penalty if it is impossed.

the County agrees to pay the Developer the collected penalty if it is imposed. 27. Any encumbered County funds not used during one year from the date of this Agreement, or in the first contract for improvements under this Agreement, whichever is less, will become unencumbered, and construction of roads, bridges, drains and utilities in the development thereafter must await availability of County funds at that time.

28. Estimates for this Agreement have been prepared according to the policies in effect at the date of this Agreement. If construction of improvements has not been placed under contract within two years of the date of this Agreement, the Agreement will be subject to any new policy change.

28. Engineering:

It is understood that the cost of design and preparation of construction drawings (including storm drainage), title examinations, easement plats and deeds, will be borne by the Developer and these darwings will be prepared by our Engineer and presented to the Department for criticism, revision and final approval. When this preliminary engineering work is handled on this basis, overhead charges by the County will include checking plans, preparing estimates, advertising and award of contracts, determining and processing assessments, and field inspection and supervision.

30. The Developer agrees to convey a fee simple deed to the beds of the streets and alleys upon completion of the paving; to convey all easements for sewer, water and storm drains; and to convey a fee simple deed for storm drain flood control strips upon completion of channel and/or drainage reservation improvements.

If the actual financial deficits on water main and sanitary sewer extensions and the actual cost of street paving, all as determined by final costs, should exceed the deposits, the Developer agrees to pay such additional costs on receipt of a bill from the County, and if final costs are less than the deposits, adjustments will be made by the County to the

Building permits will not be released until this Agreement has been completed, and plat has been recorded and made a part 33. Legality:

Upon acceptance and approval of this Agreement by Baltimore County, this Public Works Agreement shall be considered to be legally executed and binding upon the parties hereto, their successors, personal representatives, heirs and assigns, and if the conditions of this Public Works Agreement are violated, the County may pursue the remedics selforth in Section 23-39 (d) of Bill No. 80, Legislative Session 1960 of the County Council of Baltimore County. 34 Remarks: In accordance with County Bill No.32-72, the Developer shall be responsible for t

full cost of street lighting. This development shall be subject to the Water Distribution Charge at time of meter application as per County policy. See paragraph 34 above, attached hereto and made a part hereof.

,4. REMARKS:

Owner agrees to construct concrete sidewalks and concrete driveway aprons on all streets. Owner also agrees to construct concrete alleys and walkways where required. This work shall be done under County inspection in accordance with plans and specifications approved by the Department of Public Works and at the Developer's entire expense.

All subdivisions must comply with State regulations for underground electrical distribution and telephone services.

The Developer will be required to deposit one-half cost of the 20" water line in Rolling Road. This deposit shall be considered as a pre-payment of water systems connection charges for this development.

Rolling Road is to be ultimately improved as a 50-foot bituminous concrete crosssection on a 70-foot right-of-way except in the area of New Windsor Boulevard where it will be widened to a 60-foot cross-section on an 80-foot right-of-way. The Developer shall be responsible to  $19\frac{1}{2}$  feet of bituminous concrete paving plus curb and gutter adjacent thereto along the frontage of the property. The Developer shall also be responsible for conveying to Baltimore County, at no cost to the County, a maximum 40-foot. widening strip and slope easements along the full frontage of the subdivision.

Windsor Mill Road is to be ultimately improved with a 40-foot bituminous concrete cross-section on a 60-foot right-of-way. The Developer shall be responsible for one-half the cross-section, including the dedication of right-of-way widening and slope easements to Baltimore County, at no cost to the County.

· Along Rolling Road and Windsor Hill Road the Developer shall be responsible for grading the widening to the proposed cross-sections based on the grade of the existing roads.

New Windsor Boulevard is to be improved with a 50-foot bituminous concrete cross-section on a 70-foot right-of-way, with the exception of that portion from Rolling Road easterly 330 feet, where the cross-section shall be widened to 60 feet on an 80-foot right-of-way. The Developer shall be responsible for a 42-foot cross-section along the entire frontage of the subdivision on this road as well as the conveyance to Baltimore County at no cost to the County, the necessary right-of-ways.

Lord Baltimore Road from New Windsor Boulevard southerly, shall be improved with a 50-foot bituminous concrete cross-section on a 70-foot right-of-way. The Developer shall be responsible for a 42-foot bituminous concrete cross-section as well as the dedication of the entire right-of-way to Baltimore County, at no cost to the County.

Lord Baltimore Road from New Windsor Bouleva d to Windsor Mill Road shall be improved with a 40-foot bituminous concrete cross-section on a 60-foot right-of-way and shall be the Developer's full responsibility.

The remaining roads shall all be improved with 36-foot cross-section on 50-foot right-of-ways and shall be the Developer's full responsibility.

Storm Drain (hanne) improvements must be completed prior to the issuance of Utility Construction Proceed Notice. The maintenance of the storm drain channel improvements shall be the Developer's responsibility until road improvements are completed and accepted.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 80-3-X

Towson, Maryland
District 2 nd Date of Posting Tuive 21, 1979  Posted for: PETITION FOR SPECIAL EXCEPTION  Petitioner: BHLTIMICITE GAS & ELECTRIC Ge:  See! Corner Jahrens Will Bladen Balton Ref
Petitioner: BALTIMICRE GAS & ELECTRIC Ge
Location of property: Such Corner WINDSCIZ MILL Pd. & LOTTO BITHTO. Pd.
Location of Signs: OPPOSITE 7308 WINDSOIZ MILL Pd.
Posted by Ilectical L. Rolaced Date of return: JUNE 29, 1979  Signature
1-SIGN

	<u> </u>									
PETITION	M	APPI	NG	PRC	GRE	SS	SHE	T		
FUNCTION		Мар	Orig	inal	Dupl	icote	Tra	cina	200 9	lieet
	date	ty_	dalu	by	date	by	date	Ьу	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Deried										
Granted by ZC, BA, CC, CA										
Reviewed by:					d Pla		or des	riptio	on	Yes
Previous case: 74-192			Ŋ	Map #	1/w 4	16	_		7	Nc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received \* this 1979. Filing Fee 377

Other

Zoning Commissioner Petitioner 3 to Gast flest Submitted by Hours Petitioner's Attorney 1/4 House Reviewed by any

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - PEVENUE DIVISION MISCELLANEO CASH RECEIPT	No. 78718
June 14, 1979 ACCOUNT 01-662	
AMOUNT \$52.00	
FROM John B. Howard, Esquire	
For Filing Fee for Case No. 80.3-X	
3114834 14 500 CMS	S. S.
VALIDATION OR SIGNATURE OF CASHIER	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION , MISCELLANEO'JS CASH RF.CEIPT	No. 78771
DATE JULY 5, 1979 ACCOUNT 01-662	
AMOUNT \$114,34	
FROM: COOK, Howard, Loymos & Tracy FOR: Advectising and Posting in Case #80-3-X	2-X
868 42 46 10 114	1 4.3 4 180
VALIDATION OR SIGNATURE OF CASHIER	æ

gracia Exception

and District

DONING: Person for Special Expension for a ... 2000 iransmitting
and receiving as well-re

LOCATION: Southwest content

LOCATION: Southwest content

and the set of the Bulk Kindsor Mill Road and Lord Ballymore Rued

CATE & TIME Nunday, My PUBLIC HEARING: Room 1CA, Clumy Office Building, 111 W. Chisapenth Avanua, Towson,

Ch. Saper ...

The Zoning Commissioner of Battimore County, by surforty of Battimore County, will hold a public hearing:

Pattion to Shecial Exception for swinds in promitting and recommitting relationships county in the American Patting Relationer County

Beginning for the same at a point on the southwesternmost corner of the interesction of Windsor Mill Road and Lord Baltimore Road, thence binding on the west-minoci cide of said Lord Baltimore Road, 80 feet wide and binding on the outlines of the percel of land now being described as follows: South 23 degrees 53 minutes to seconds West - 23.93 feet, by a line curving to the left hering a radius of 700.0 feet for a distance of 186.46 feet, the shord of said and bearing South 18 degrees 15 bearing South 18 degrees 15 minutes 18 seconds West - 185.91 fost, South 6 degrees 37 minutes 28 seconds West - 824.78 feet and

26 seconds West - 824.78 feet and by a time curving to the left having a radius of 3830.00 feet for a distance of 3846.80 feet, the chord of said arc bearing South 5 degrees 53 minutes 45 seconds West - 345.47 feet, thence running South 52 degrees 03 minutes 26 seconds West 19.68 feet to the northern most side of Windsor Boulevard, 70 feet wide thence binding on said aide of said road and continuing to bind on the outside of tand now belon described as follows: North

lines of the parcel of sans now being described as follows: North 78 degrees 56 minutes 10 seconds West - 555.35 feet, by a line curri-ing to the left having a radius of 4035.00 feet for a distance of 747.09 feet, the chord of said are beauting. North 84 degrees 14 bearing North 84 degrees 1 minutes 25 seconds West - 748.0 minutes 40 seconds year 50.5. It lest to the easternmost side of Rolling Road, shance binding thereon. North 0 degrees 27 minutes 20 seconds East - 119.00 feet, thence

bind on the outlines of the parcel or land now being described as fol-lows: South 65 degrees 02 minutes 40 seconds East - 82.50 test, North 26 degrees 01 minutes 13 seconds

most side of Windsor min hous, or feet wide, thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as fol-lows: South &1 degrees 30 minutes 56 seconds East - 278.59 feet and outhres of the parcel or lates who being described as follows: South 23 degrees 05 minutes 30 seconds West - 517,90 feet, South 63 degrees 02 minutes 25 seconds East - 110.89 feet, North 22 degrees 33 minutes 30 seconds East - 31.36 feet, South 55 degrees 49 minutes 20 seconds East feet, South 57 degrees 49 minutes 05 seconds East - 100,00 feet and North 30 degrees 50 minutes 35 seconds East - 241,35 feet to the southernmost side of sald Windsor Mill Road, 60 feet wide, thence

> bearing South 57 degrees 12 minutes 02 seconds East - 282.92 teet, thence lesving said road and continuing to bind on the outlines of the parcel of lend now being described as follows: South 37 degrees 26 minutes 10 seconds West - 155.44 teet, South 56 degrees 54 minutes 30 seconds East - 259.23 feet and North 46 degrees 01 minutes 30 seconds degrees 01 minutes 30 seconds East = 156.18 feet to the southern East - 156.18 feet to the southernmost, side of Latid, Windsor Mill.
> Soad, 60 feet wide, thence binding
> on said side of eaid road and continuing to bind on the outlines of the
> parcel of tand now being described
> as follows: Bouth 56 degrees 21
> minutes 55 seconds East - 47.02
> feet, by a line curving to the right
> having a radius of 5030.00 leet for
> a distance of 153.51 faet, the chord
> of said arc bearing South 57
> degrees 14 minutes 22 seconds
> East - 153.51 feet and South 58
> degrees 06 minutes 50 seconds
> East - 22.42 feet, thence South 17
> degrees 06 minutes 50 seconds degrees 06 minutes 50 seconds East - 22.64 feet to the place of

beginning.
Containing 57.08 acres of land more or less.
The courses in the above de-The courses in the above de-acription are referred to the Bahi-more County Grid Moridian and were developed from a survey by Matz, Chida and Associates dated The above described parcel of land is shown on Plat No. 218-903-E attached hereto and made a part

hereof.

Being the property of Baltimore
Gas and Electric Company, as
shown on plat plan filed with the
Zoning Department
Hearing Date: Monday, July 8,
179 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesaoeske Avenue, Towson.

BY URDER OF



TOWSON, MD. 21204

June 20

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Baltimore Gas & Electric Company was inserted in the following:

was inserted in the issues of June 21, 1979.

- ☑ Catonsville Times □ Dundalk Times
- ☐ Towson Times ☐ Arbutus Times
- ☐ Essex Times ☐ Suburban Times East
- ☐ Community Times ☐ Suburban Times West

979

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 

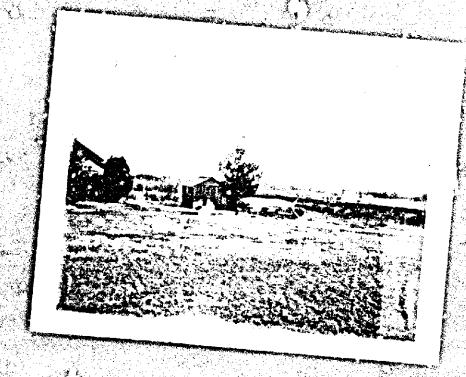
STROMBERG PUBLICATIONS, INC.

contion or a wistiness reasmitting continuous or a wistiness of manufacture of the percention of the continuous to the c

# CERTIFICATE OF PUBLICATION

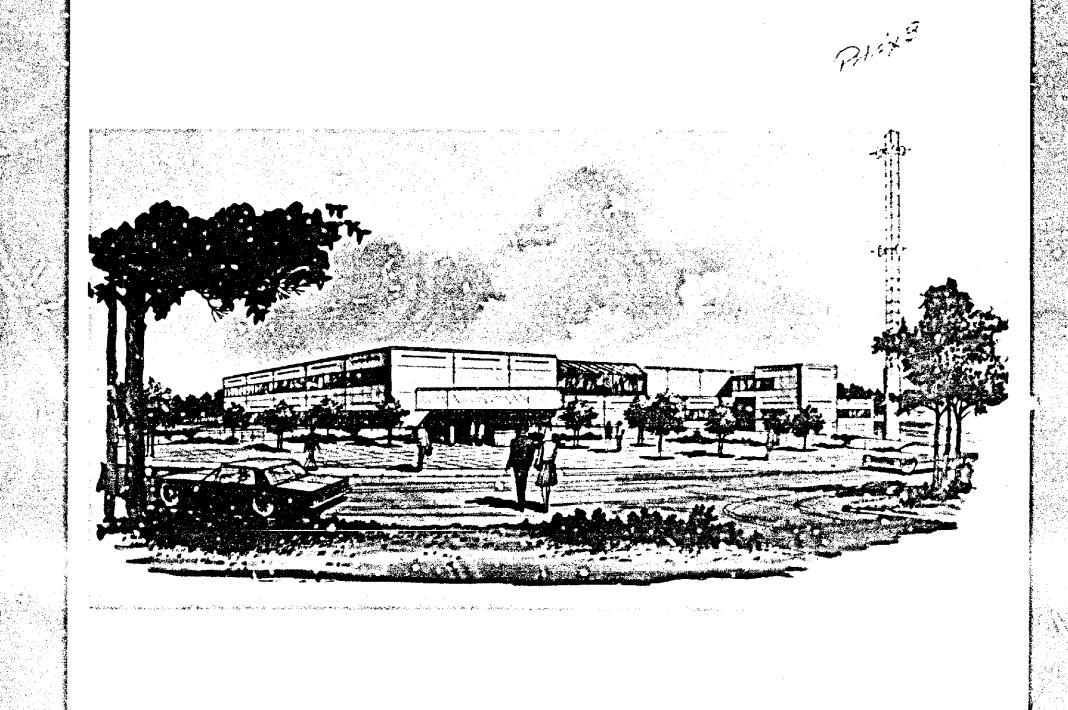
TOWSON, MD.,....June\_21\_\_\_\_, 1929\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncaxiocoach nt one time summersionexembles before the 9th day of \_\_\_\_\_\_, 19\_72\_, the first publication appearing on the \_\_\_\_\_2lst \_\_day of \_\_\_\_\_ June

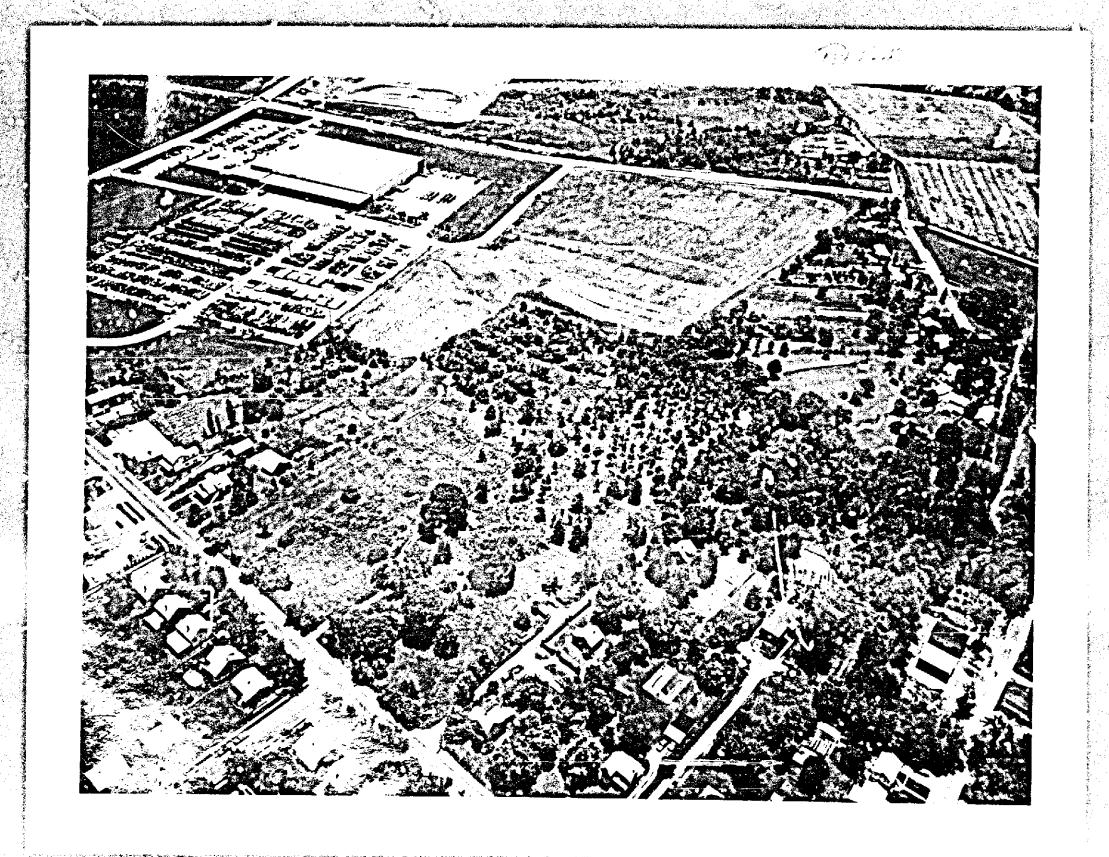
Cost of Advertisement, \$\_\_\_\_\_\_

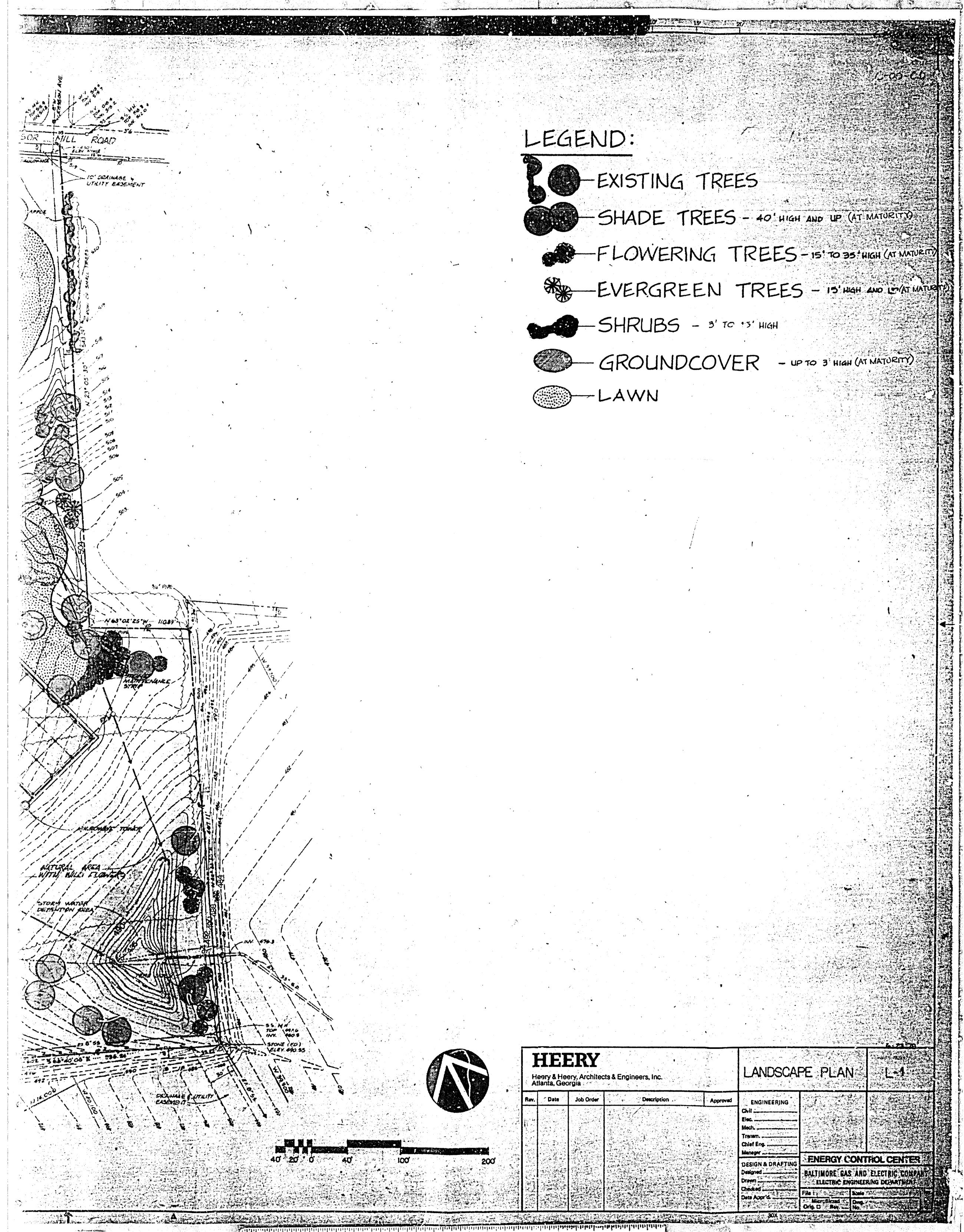


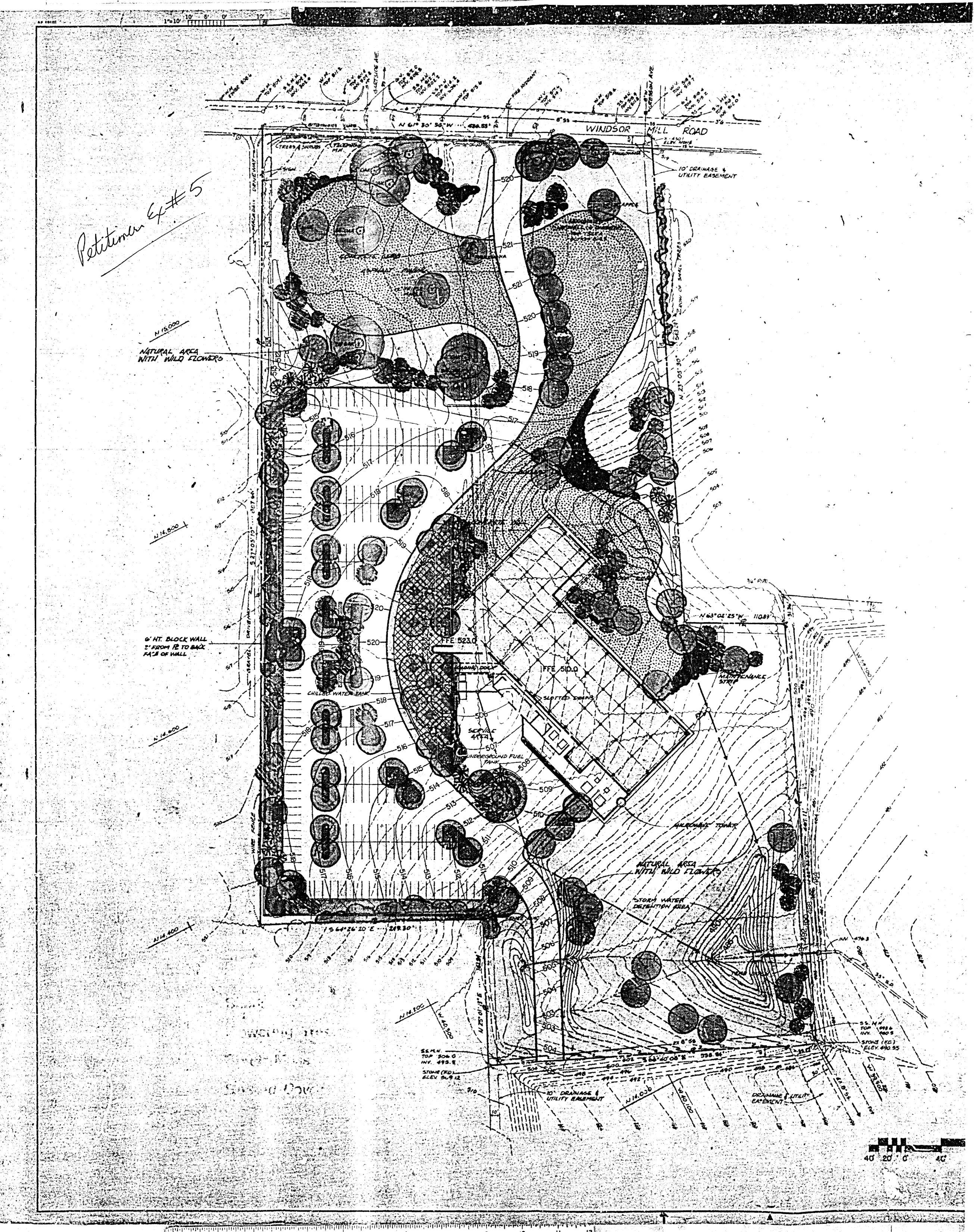


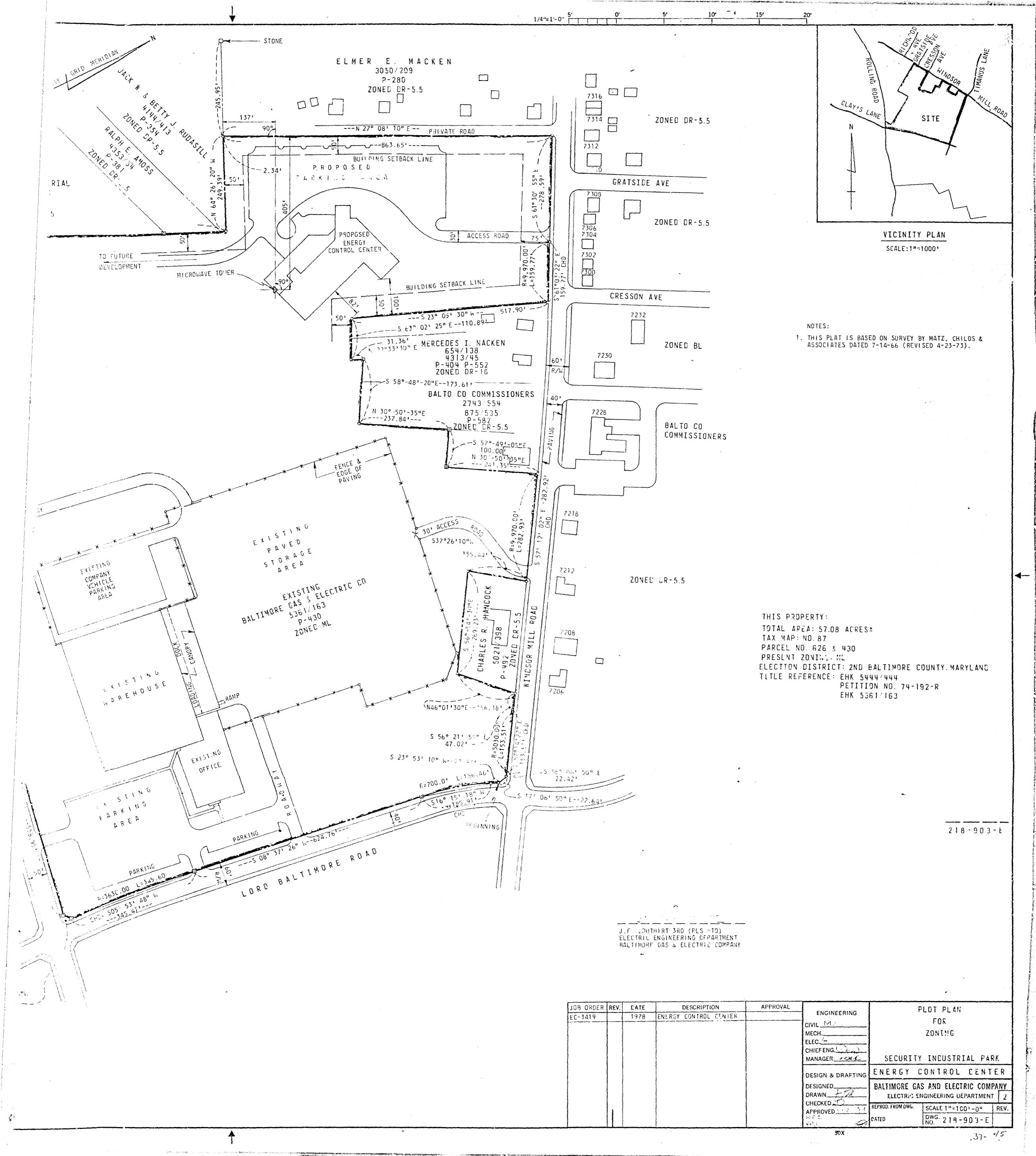


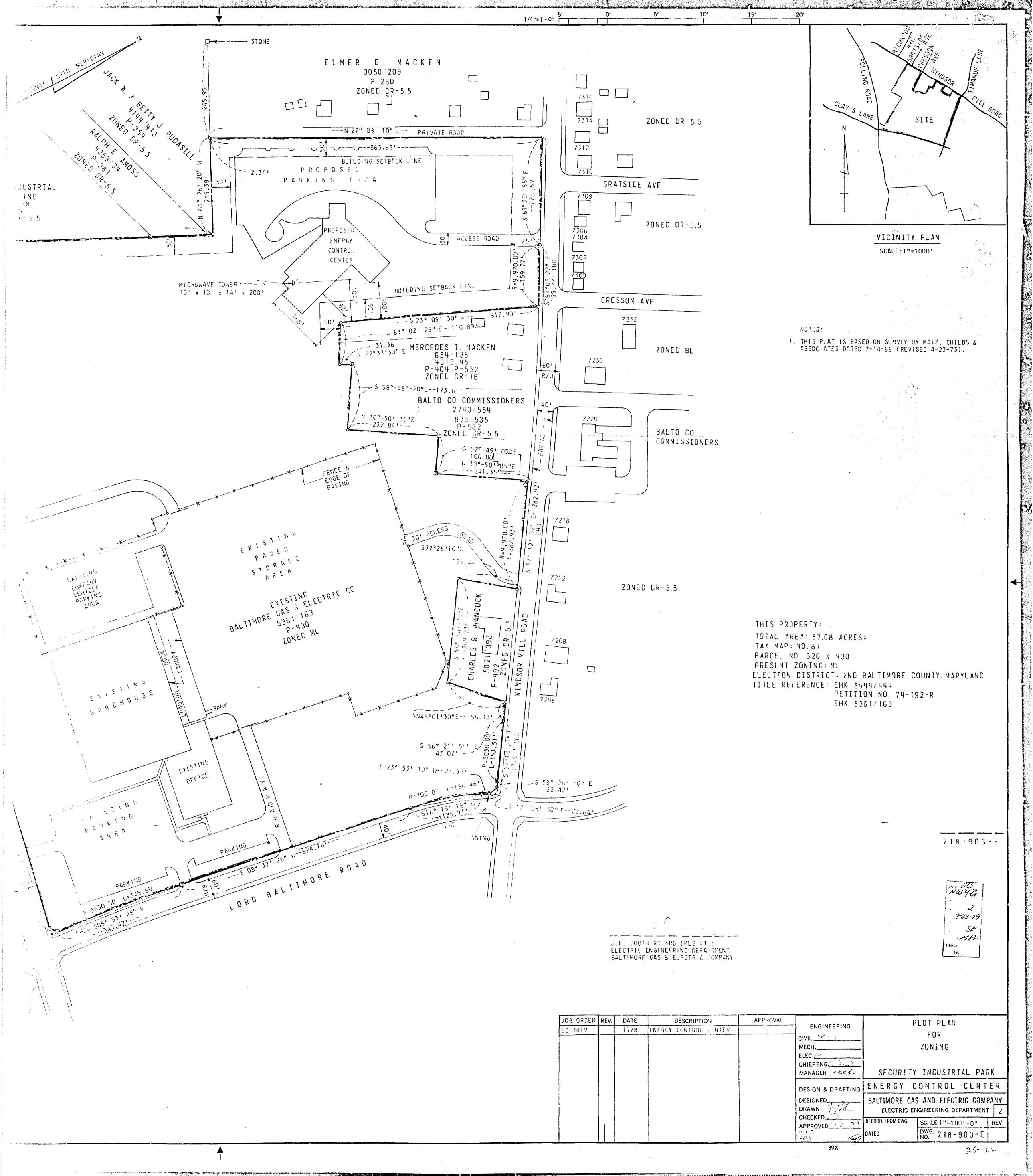


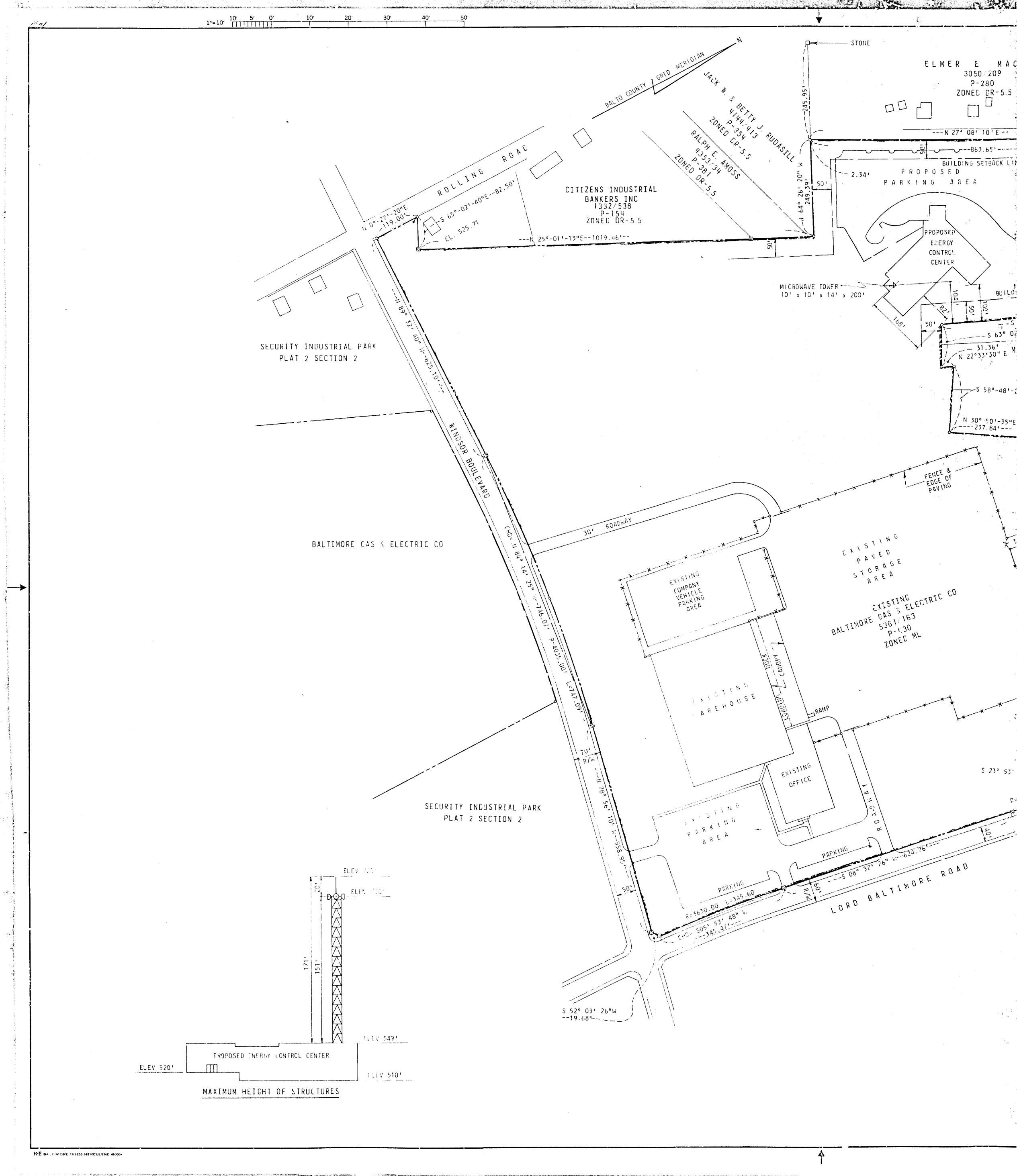


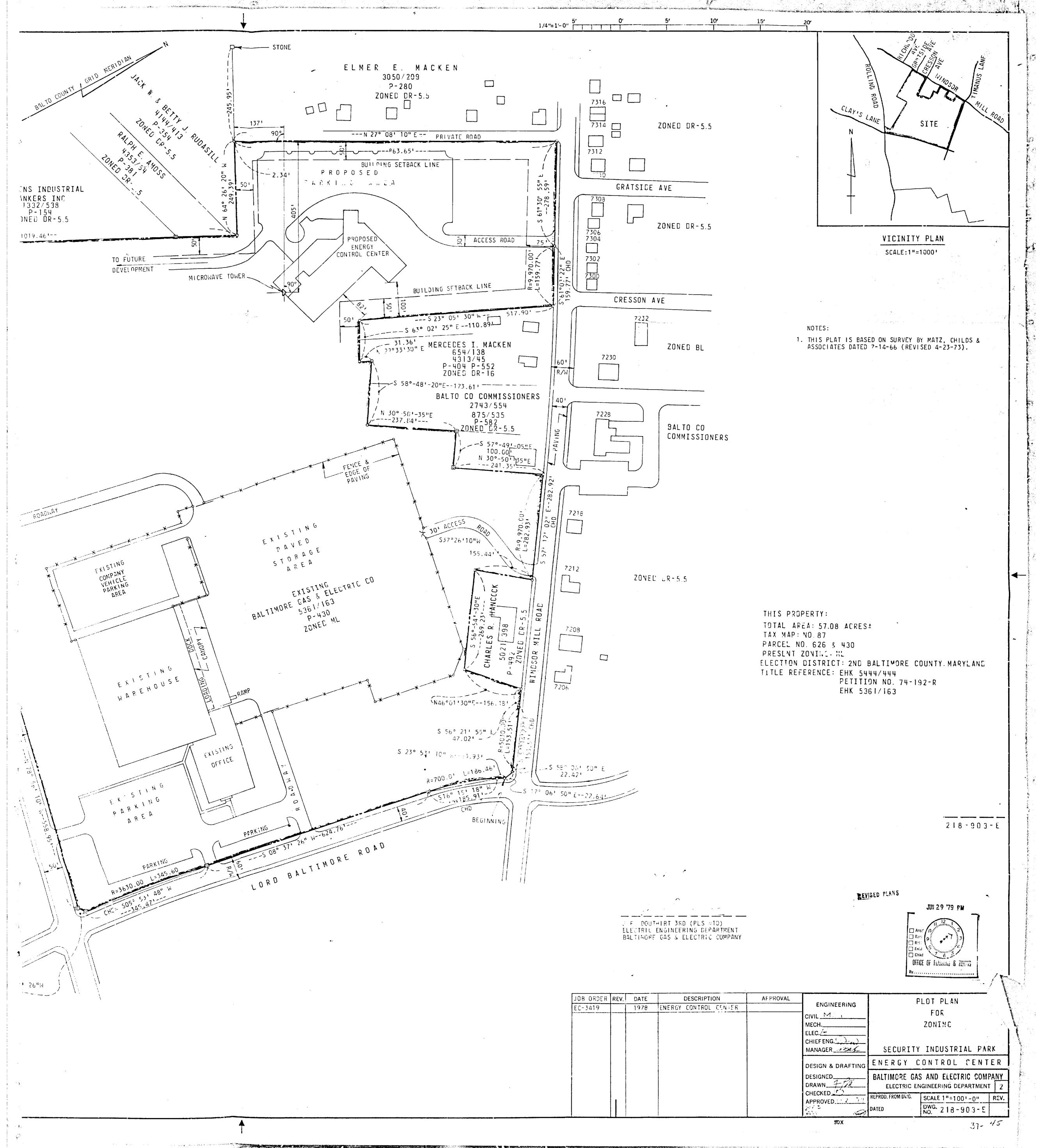


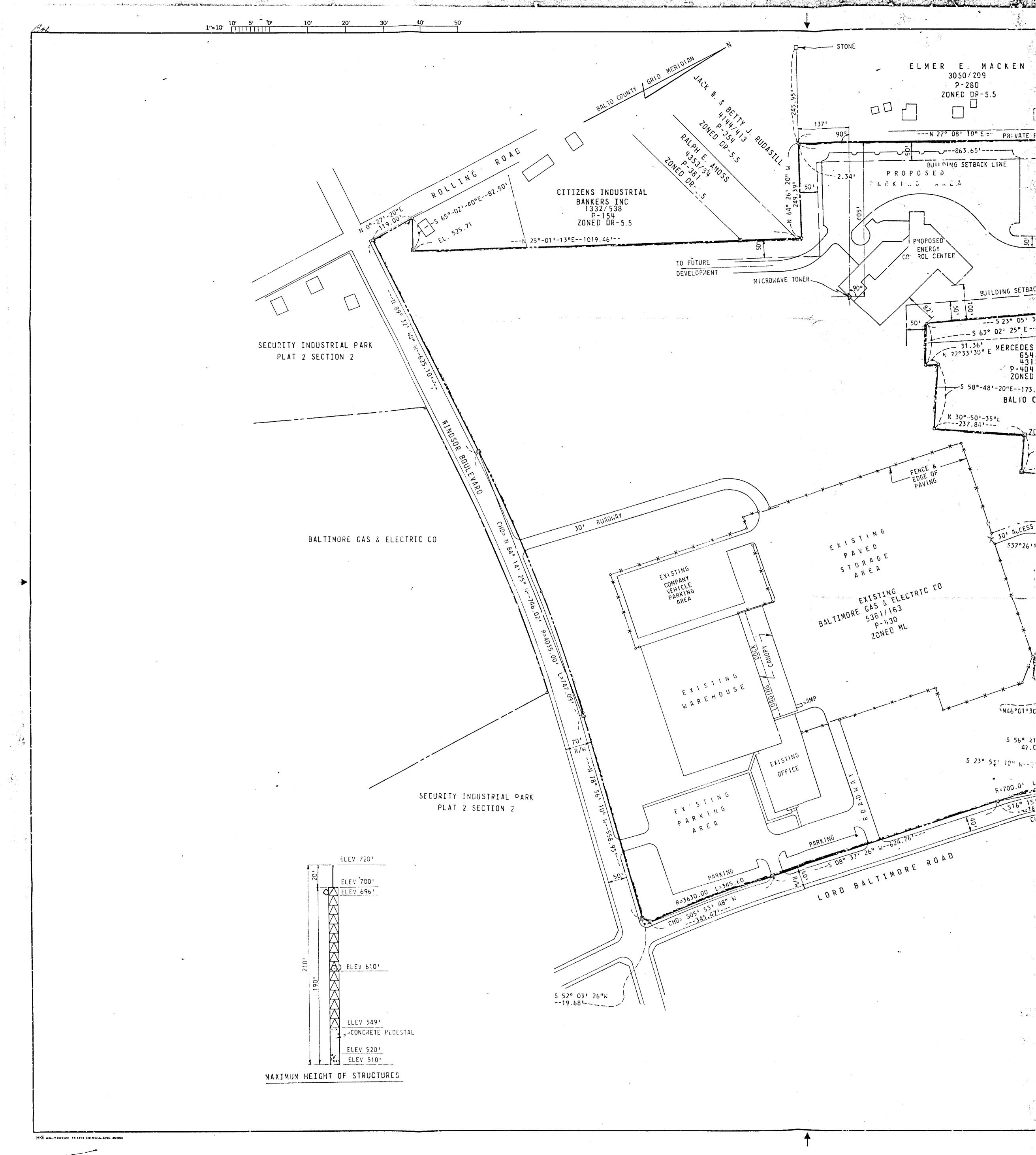


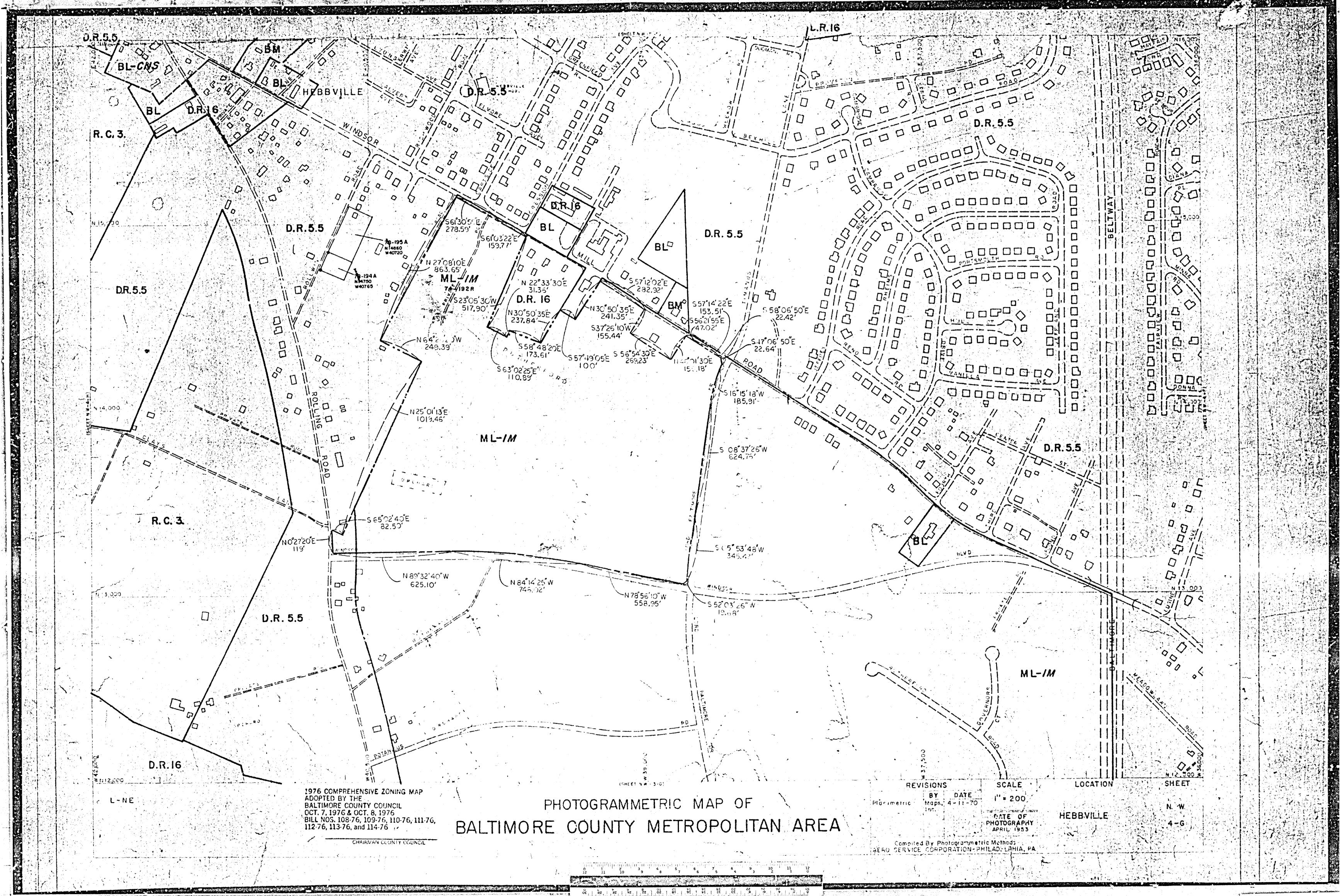


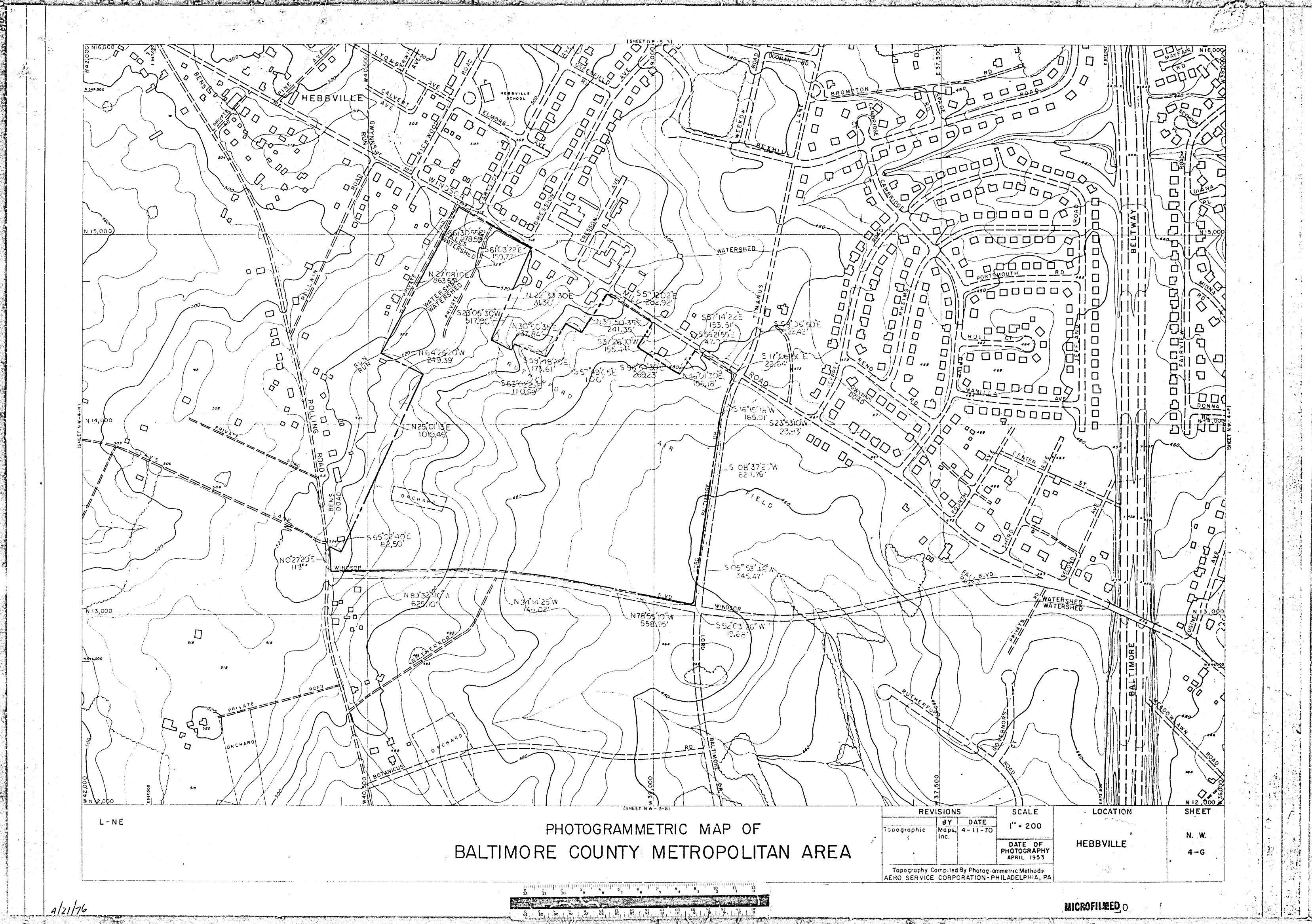












day of August, 1979, that the herein Pet. ion for Special Exception for a wireless transmitting and receiving structure should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Provide one parking space for every three employees on the largest shift.

Compliance with the comments submitted by the Department of Health, dated May 2, 1979, the Department of Traffic Engineering, dated May 5, 1979, and the Office of Planning and Zoning, dated June 6, 1979.

. A revised site plan be submitted in accordance with the above restriction and approved by the aforementioned\_\_\_ Departments, as well as the Department of Public Works, including landscaping approval by the Current Planning and Development Division.

Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this\_\_\_\_\_day

of\_\_\_\_\_, 197 \_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a\_\_\_\_\_zone; and/or the Special Exception for\_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO Nicholas B. Commodari

Zoning Advisory Committee FROM Sharon Caplan, Industrial

**Development Commission** 

SUBJECT Item No. 187 - Property Owner: Baltimore Gas & Electric Co. Location: SW/C Windsor Mill Road & Lord Baltimore Road Existing Zoning: M.L.

Proposed Zoning: Special Exception for a wireless transmitting and receiving structure.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

March 20, 1979

office of planning and zoning

TOWSON MARYLAND 21204 TOWSON, MARYLAND 21204 (301) 494-3211

LESLIE H. GRAEF

June 6, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #187, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Baltimore Gas and Electric Co. Location: SW/C Windsor Mill Road and Lord Baltimore Road Existing Zoning M.L. Proposed Zoning: Special Exception for a wireless transmitting and receiving structurs. Acres: 57.08 District 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan should indicate the nature of the operation, number of employees and/or square factage of office area to determine parking requirements for the proposed energy central center.

All parking areas must be screened in accordance with Section 409 of the Zoning Regulations and shown on the site plan.

Landscaping should be provided on site and shown on the plan.

Very truly yours,

John Levenblys Planner III Current Planning and Development Copartment of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

April 5, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 187 - ZAC - March 20, 1979 Baltimore Gas & Electric Co. Property Owner: SW/C Windsor Mill Rd. & Lord Baltimore Rd. Existing Zoning: Special Exception for a wireless transmitting Proposed Zoning:

and receiving structure.

Acres: District:

57.03

Dear Mr. DiNenna:

The requested Speical Exception for a wireless transmitting and receiving structure is not expected to cause any traffic problems.

This plan should be revised to show the parking layout and sidewalks along the frontage of the site.

Very truly yours,

Michael S. Flanigan Engineer Associate II

MSF/hmd



Care Marie

CEIVED

March 29, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, M. yland 21204

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Olmer: Baltimore Gas & Electric Co.

Location: SW/C Windsor Mill Rd. & Lord Baltimore Rd. Zoning Agenda Meeting of 3/20/79

Itom No. 187

Gentlemens Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

located at intervals or \_\_\_\_\_fect along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks. Fire hydrant shall be located at access road entrance and Windsor Mill Road. Also a fire

\*\*(x) 1. Fire hydrants for the referenced property are required and shall be

( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCHEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

NOTE: Building shall be fully sprinklered. ( ) 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. hydrant shall be located on site of from a large connection.

REVIEW of located on site of from a large connection.

REVIEW of located on site of from a large connection.

Planning Group

Planning Group

Fire Prevention Dureau Planning Group Special Inspection Division

baltimore county department of health TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

> Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building

Comments on Item #187, Zoning Advisory Committee Meeting of March

SW/C Windsor Mill Rd. & Lord Baltimore Rd. Proposed Zoning: Special Exception for a wireless transmitting and

Acres:

Metropolitan water and sewer are available.

The sewer connection will be subject to the Gwynns Falls Sewer moratorium. The proposed energy control center and accompanying parking lot will create a large amount of storm water runoff; therefore, storm water management should be required.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding

BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/fth&

cc: W. L. Phillips

May 2, 1979

Towson, Maryland 21204

Dear Mr. DiNenna:

20, 1979, are as follows:

Property Owner: Baltimore Gas & Electric Co. Existing Zoning: M.L.

receiving structure. District: 2nd

material.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Nick Commodari March 23, 1979 Ted Burn ham Zoning Advisory Committee Meeting March 20, 1979 Standard comments - Permit required etc. ITEM # 188 See attached comments. Standard comments - Permit required etc. ITEM # 190 See comments ITEM # 191 See comments See comments ITEM # 193 No plans - see attached comment. ITEM # 194 See comments Charle & Sumbon Ted Burnham, Chief Plans Review

TB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

ll'black peternet

W. Nick Petrovich.

Field Representative

KNP/bp

. LORRAINE F. CHIRCH ROGER B. HAYDEN ROBERT Y. DUBEL, SUPERINTENDEN

MRS. MILTON R. SMITH, JR. RICHARD W. TRACEY, D.Y.M.

#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner Norman E. Gerber, Acting Director FROM Office of Planning and Zoning

SUBJECT Petition #80-3X. Item 187

Petition for Special Exception for a wireless transmitting and receiving structure Southwest corner Windsor Mill Road and Lord Baltimore Road Petitioner - Baltimore Gas & Electric Company

2nd District

HEARING: Monday, July 9, 1979 (10:00 A.M.)

Assuming compliance with Section 502.1 of the Baltimore County Zoning Regulations, this office is not opposed to the granting of the peitioner's request. If granted, it is suggested that the order be conditioned to require the submittal of a landscaping plan to the Division of Current Planning and Development for their approval.

NEG:JGH:rw

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, known as Central Materials Distribution Facility, in the Second Election District of Baltimore County, State of Maryland.

Beginning for the same at a point on the southwesternmost corner of the intersection of Windsor Mill Road and Lord Baltimore Road, thence inding on the westernmost side of said Lord Baltimore Road, 60 feet wide and binding on the outlines of the parcel of land now being described as follows: South 23 degrees 53 minutes 10 seconds West - 23.93 feet, by a line curving to the left having a radius of 700.0 feet for a distance of 186.46 feet, the chord of said arc bearing South 16 degrues 15 minutes 18 seconds West - 185.91 feet, South 8 degrees 37 minutes 26 seconds West - 624.76 feet and by a line curving to the left having a radius of 3630.00 feet for a distance of 345.60 feet, the chord of said arc bearing South 5 degrees 53 minutes 48 seconds West - 345.47 feet, thence running South 52 degrees 03 minutes 26 seconds West - 19.68 feet to the northernmost side of Windsor Boulevard, 70 feet wide thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: North 78 degrees 56 minutes 10 seconds West - 558.95 feet, by a line curving to the left having a radius of 4035.00 feet for a distance of 747.09 feet, the chord of said arc bearing North 84 degrees 14 minutes 25 seconds West - 746.02 feet and North 89 degrees 32 minutes 40 seconds West - 625.10 feet to the easternmost side of Rolling Road, thence binding thereon North O degrees 27 minutes 20 seconds East -119.00 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 65 degrees 02 minutes 40 seconds East - 82.50 feet, North 25 degrees 01 minutes 13 seconds East - 1019.46 feet, North 64 degrees 26 minutes 20 seconds West - 249.39 feet and North 27 degrees 08 minutes 10 seconds East - 863.65 feet to the southernmost side of Windsor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 61 degrees 30 minutes 55 seconds East - 278.59 feet and by a line curving to the right having a radius of 9,970.00 feet for a distance of 159.77 feet, the chord of said arc bearing South 61 degrees 03 minutes 22 seconds East - 159.77 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 23 degrees 05 minutes 30 seconds West - 517.90 feet, South 63 degrees 02 minutes 25 seconds East -110.89 feet, North 22 degrees 33 minutes 30 seconds East - 31.36 feet, South 58 degrees 48 minutes 20 seconds East - 173.61 feet, North 30 degrees 50 minutes 35 seconds East - 237.84 feet, South 57 degrees 49 minutes 05 seconds East - 100.00 feet and North 30 degrees 50 minutes 35 seconds East - 241.35 feet to the southernmost side of said Windsor Mill Road, 60 feet wide, thence binding thereon by a line curving to the right having a radius of 9,970.00 feet for a distance of 282.93 feet, the chord of said are bearing South 57 degrees 12 minutes 02 seconds East - 282.92 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 37 degrees 26 minutes 10 seconds West - 155.44 feet,

South 56 degrees 54 minutes 30 seconds East - 269.23 feet and North 46 degrees 01 minutes 30 seconds East - 156.18 feet to the southernmost side of said Winlfor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 56 degrees 21 minutes 55 seconds East - 47.02 feet, by a line curving to the right having a radius of 5030.00 feet for a distance of 153.51 feet, the chord of said arc bearing South 57 degrees 14 minutes 22 seconds East - 153.51 feet and South 58 degrees 06 minutes 50 seconds East - 22.42 feet, thence South 17 degrees 06 minutes 50 seconds East - 22.64 feet to the place of beginning.

Containing 57.08 acres of land more or less.

The courses in the above description are referred to the Baltimore County Grid Meridian and were developed from a survey by Matz, Childs and Associates dated July 14, 1966 (revised April 23, 1973).

The above described parcel of land is shown on Plat No. 218-903-E attached hereto and made a part hereof.

Electric Engineering Department Baltimore Gas and Electric Company January 2, 1979

August 9, 1979

John B. Howard, Esquire 210 Allegheny Avenue p. O. Box 5517 Towson, Maryland 21204

> RE: Petition for Special Exception SW/corner of Windsor Mill and Lord Baltimore Reads - 2nd Election District Baltimore Gas and Electric Company - Petitioner NO. 32-3-X (Item No. 187)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WDH/srl

Attachments

co: Ms. Martha A. Delea Attorney at Law Gas & Electric Bullding P. C. Box 1475 Baltimore, Maryland 21203

> John W. Hessian, III, Esquire 🗡 People's Counsel

### BALTIMORE GAS AND ELECTRIC COMPANY

P. O. BOX 1475 BALTIMORE, MARYLAND 21203

JOHN W. GORE, JR. VICE PRESIDENT ENGINEERING AND CONSTRUCTION

December 17, 1979

Mr. William E. Hammond Zoning Commissioner of Baltimore County Baltimore County Office of Planning and Zoning County Office Building Towson, Maryland 21204

> Re: Petition for Special Exception SW/corner of Windsor Mill and Lord Baltimore Roads - Second Election District Baltimore Gas and Electric Company - Petitioner No. 80-3-X (Item No. 187) Building Permits

Dear Mr. Hammond:

As you already know, this Company has applied for building permits for the construction of the basic building, the wireless transmitting and receiving tower, and the area parking lights on a portion of its property located in the Rutherford Business Center, formerly Security Industrial Park. You have notified us that the permits are being withheld until you receive a letter acknowledging our responsibility for the construction and cost of those sidewalks along that portion of our property in the above-mentioned industrial park that were discussed at the zoning hearing before you on July 9, 1979, on the Company's requested Zoning Special Exception for the installation of a wireless transmitting and receiving structure.

In accordance with your requirement, this letter is being written to confirm that this Company will assume the responsibility for the cost and construction of only those sidewalks in front of the Energy Control Center that were

Mr. William E. Hammond

December 17, 1979 Page Two

discussed in the zoning hearing mentioned above, only if it is determined that they are not covered by the Public Works Agreement executed on April 19, 1973, by Maryland Properties, Inc. to Baltimore County, Maryland, in connection with the development of Section Two - Security Industrial Park, of which the subject property is a part, and only if they form a part of a plan for sidewalks to be constructed all along Windsor Mill Road and it is determined that we are legally responsible for same.

In conclusion, it is our belief that the sidewalks are clearly covered by the Public Works Agreement and that it is the responsibility of the County to enforce it against the parties who executed it and not use the issuance of building permits as leverage to require this Company to step in as a substitute for the developer in case it defaults on its Agreement. We do thank you for your cooperation in this matter and hope that this will resolve the problem and enable the building permits to be issued.

Very truly yours,

Petile.6

#### QUALIFICATIONS OF APPRAISER

(Bernard 1. Semon)

MEMBER:

Baltimore County Appraisers' Society - President - 1078/79 Real Estate Board of Greater Baltimore

National Association of Real Estate Boards Homebuilders Association of Maryland

Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute Completed Real Estate Appraisal Courses I and II

Licensed Real Estate Salesman since 1960

Actively engaged in the appraisal and acquisition of

Real Estate since 1963

Actively participated in limited partnerships involving Residential condominium townhouse development, commercial and

Office building partnerships as well as a major size

Residential large lot development.

Johns Hopkins Evening College

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition

Baltimore County Office Of Law

Baltimore Gas and Electric Company

Baltimore County Savings and Loan Association

Old Court Savings and Loan Association

Maryland State Highway Administration

Baltimore Federal Savings and Loan Association

Wilson T. Ballard and Company Engineers

Kidde Conslutants

Numerous attorneys, engineers, developers and private individuals

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TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland Board of Zoning Appeals - Baltimore County, Maryland

Assessment Appeals Board - Baltimore County, Maryland

Circuit Court of Baltimore County

Circuit Court of Harford County

Public Service Commission of Maryland

Board of Municipal and Zoning Appeals, Baltimore, Maryland